

## **MEETING RECORD**

**NAME OF GROUP:** PLANNING COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Wednesday, April 26, 12:00 p.m., Rm. 113,  
First Floor, County-City Building, 555 S. 10<sup>th</sup> Street,  
Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jon Carlson, Gene Carroll, Michael Cornelius, Dick Esseks, Gerry Krieser, Roger Larson, Mary Strand and Tommy Taylor; Lynn Sunderman absent.

**OTHERS IN ATTENDANCE:** Marvin Krout, Kent Morgan, Mike DeKalb, Steve Henrichsen, David Cary, Sara Hartzell and Michele Abendroth of the Planning Department; Steve Masters of Public Works & Utilities; Nicole Fleck-Tooze of Watershed Management; Jonathan Cook of the City Council

**STATED PURPOSE OF MEETING:** **Comprehensive Plan Text Workshop**

The meeting was called to order at 12:04 p.m.

Henrichsen began by stating that today's meeting will focus on reviewing four chapters of the Comp Plan, including Residential, Utilities, Historic & Cultural Resources, and Education. He noted that several suggested changes to the text were received in advance of today's meeting, and those were compiled into one document for the Commissioners' review.

In the Residential chapter, Strand questioned how elderly housing will be provided in new areas. Henrichsen stated that the goal is to have elderly housing within every square mile in new neighborhoods. Strand stated that she is fine with encouraging this, as long as it is not mandated.

Strand questioned the bullet point under the Guiding Principles, which states "Arterial streets compatible with the existing character with two through lanes and a center turn lane". She feels it is important to look at other options when traffic counts are such that it negatively impacts neighborhoods. Henrichsen suggested improving the wording as follows, "Maintain arterial streets that are compatible with the existing neighborhood character."

Cornelius would like to recognize that economic diversity is beneficial to the neighborhood as a whole as well as to the residents of affordable housing. He suggested the following addition in Guiding Principles for Existing Neighborhoods, "While acknowledging the need for affordable housing, recognize that broad economic

diversity within existing neighborhoods encourages reinvestment and improves quality of life for all residents, as well as realizing a wider range of business and development opportunities.” Strand agreed, but suggested deleting “as well as realizing a wider range of business and development opportunities”. Commissioners agreed to these changes.

Strand asked about the meaning of the following sentence, “A variety of housing choices should apply to acreage residential development as well as urban areas.” DeKalb stated that the intent was to include a variety of possible uses.

With reference to Sunderman’s question regarding the effectiveness of the point system, DeKalb explained that the point system is a scoring mechanism to indicate whether or not an acreage can change zoning from Agricultural to Agricultural Residential. He stated that the system will be further evaluated by the County Board in the future. Carroll suggested deleting the reference to the point system and instead state that there should be performance standards established. Esseks commented that the point system has real utility in that it forces the standards to become more specific. He feels that leaving it in challenges staff to be more specific. It was decided to use the wording of “performance standard system” and replace “points” in the last sentence with “attributes”.

Cornelius suggested changing the second paragraph in Strategies for Existing Residential Areas to the following, “Because existing neighborhoods have significantly greater populations and residential densities than other areas of the community, intensification will be detrimental to the neighborhoods and exceed infrastructure capacities.” It was agreed upon to make this change.

Strand questioned what the following sentence means, “Encourage reconversion of single family structures to less intensive (single family use) and/or more productive uses”. It was decided to change it as follows, “Encourage deconversion of single family structures from multi-family use to single-family use.”

In the Utilities chapter, in the first paragraph of Wastewater Services, Strand suggested to delete “with the public and interested parties” and Commissioners agreed to the following change, “The City should work on the design of this facility and existing facilities to minimize impacts on adjacent properties and natural resources.”

Fleck-Tooze suggested the following addition, “Fifteen policy area recommendations were ultimately proposed by the Mayor’s Floodplain Task Force, and they are embodied in the strategies herein. The overriding policy for the floodplain is a “No Adverse Impact” policy for the City and County, which means that the community has a goal of insuring that the action of one property owner does not adversely impact the flooding risk of other properties. The majority of other policy area recommendations relate back to and support this umbrella concept. An important next step will be to bring forward floodplain policies and standards that address the Existing Urban Area.” Commissioners agreed to these recommendations.

Public Works and Utilities suggested several changes to the Solid Waste section. Commissioners agreed to the following addition, "Development, maintenance and closure of the Bluff Road Landfill, as well as daily operations, are funded by the fee collected for disposal of wastes in the Landfill. Other solid waste management programs such as the recycling drop off program, composting, transfer station, construction and demolition debris landfill, closure of the old 48<sup>th</sup> Street Landfill, household hazardous waste collections and the special waste permitting program are funded by a combination of user fees and an occupation tax assessed to refuse haulers collecting refuse in the city, or in the county and utilizing the Bluff Road Landfill for disposal. These forms of financing for solid waste management programs are anticipated to continue during the planning period."

Cornelius suggested a change in Cable Franchise from "high speed internet" to "data services". In the Telecommunications section, he also suggested a change in the first paragraph as follows, "Expansion of residential and business services, including wireless communication networks, broadband internet access, and fiber optic networks will continue throughout the area." He stated that there is no change in the intent of the paragraph, as it is simply clarifying the lingo. Commissioners agreed to these changes.

No changes were made to the Historic & Cultural Resources chapter or the Education chapter.

Henrichsen stated that upcoming sections include Financial Resources, Community Vision, Mobility & Transportation and Economy, Business & Commerce.

Esseks stated that he would like to have input from private sector entities when editing the Economy section. Henrichsen stated that an economic focus group has been meeting over the past few weeks. Gene Carroll is the chair and the committee encompasses a wide range of representatives.

Strand suggested providing a list of the committees that each of the Commissioners are affiliated with, so questions can be directed to the appropriate person.

The meeting concluded at 12:52 p.m.

Respectfully submitted,

Michele Abendroth  
Planning Department

